

PB#92-08

STEPHEN GIACCO

SBL 32-2-73

GIACCO, STEPHEN - SUBDIVISION #92-8
JACKSON AVE. (ZOUTIS) 2 LOTS

Approved

6/4/92

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

12479

Dec 20 19 92

Received of Josephine Giacco \$ 50.00

Fifty and 00 100 DOLLARS

For P.B. #92-8 Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 3586		25.00
CR # 175		25.00

By Pauline N. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

12480

Dec 20 19 92

Received of Town Clerk \$ 300.00

Three Hundred and 00 100 DOLLARS

For P.B. #92-8 Subdivision Escrow

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 176		300.00

By Juan Zappala
Deputy Comptroller
Title

Williamson Law Book Co., Rochester, N. Y. 14609

FUND	CODE	AMOUNT
CR #3586		25.00
CR #175		25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Theresa M. [unclear]

Town Clerk
Title

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

12480

Dec 20 1992

Received of

Town Clerk

\$ 300.⁰⁰/₁₀₀

Three Hundred and

00

DOLLARS

For P.B. #92-8 Subdivision Eschew

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 176		300.00

By Juan Zappala

Deputy Comptroller
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Stephen Graeco
Pager 525-0167

Josephine Liacco
564-6280

Map Number

130-92

City

Town

Village

[X]

N. Windsor

Section

32

Block

2

Lot

73

Title:

Giacco Sub

Dated:

6/15/92 Rev.

Filed

6-24-92

Approved by

Ronald Lander

on

6-23-92

Record Owner

John R. & Josephine Giacco

MARION S. MURPHY

Orange County Clerk

(2 Sheets)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

3 January 1994

MEMORANDUM

TO: Michael Babcock, Building Inspector

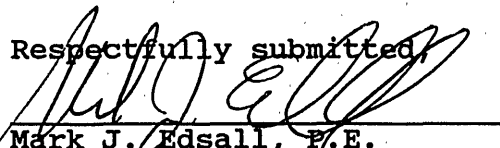
FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: GIACCO MINOR SUBDIVISION
FIELD REVIEW 29 DECEMBER 1993
MHE JOB NO. 87-56.2/T92-8

This memorandum shall confirm our drive-thru review of the private road improvements constructed at the Giacco Subdivision located on South Jackson Avenue in the Town. Based on our visual review, it appears that the Applicant has widened the existing driveway on each side for the purpose of developing same as a private road to serve the two (2) involved lots. In addition, the Applicant has widened the roadway near the "split" of the loop driveway to serve Lot 1. This area is intended as the turnaround required by the Planning Board as part of their approval.

Based on my review, I am aware of no problem relative to the road as constructed, for use as the private road for the two involved lots. As such, I am aware of no reason why this issue should delay or prohibit the issuance of a Certificate of Occupancy for the residence on Lot 2.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

cc: Myra Mason, Planning Board Secretary ✓

A:1-3-E.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/09/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 92-8

NAME: GIACCO, STEPHEN SUBDIVISION

APPLICANT: GIACCO, STEPHEN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/04/92	PLANS STAMPED BY R. LANDER	APPROVED
05/13/92	P.B. APPEARANCE	NEG.DEC. - APPROVED
02/26/92	P.B. APPEARANCE . SITE VISIT SCHEDULED FOR 2/29/92	LA/WVE PH-SITE VISIT
11/13/91	P.B. APPEARANCE (DISCUSSION)	SUBMIT APPLICATION
10/15/91	WORK SESSION APPEARANCE	TO RETURN
06/04/91	WORK SESSION APPEARANCE	TO RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/12/92

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-8

NAME: GIACCO, STEPHEN SUBDIVISION

APPLICANT: GIACCO, STEPHEN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/19/92	MUNICIPAL HIGHWAY	03/05/92	APPROVED
ORIG	02/19/92	MUNICIPAL WATER	02/24/92	APPROVED
ORIG	02/19/92	MUNICIPAL SEWER	05/06/92	SUPERSEDED BY REV1
ORIG	02/19/92	MUNICIPAL SANITARY	05/06/92	SUPERSEDED BY REV1
ORIG	02/19/92	MUNICIPAL FIRE	02/24/92	APPROVED
ORIG	02/19/92	PLANNING BOARD ENGINEER	05/06/92	SUPERSEDED BY REV1
REV1	05/06/92	MUNICIPAL HIGHWAY	/ /	
REV1	05/06/92	MUNICIPAL WATER	05/06/92	APPROVED
REV1	05/06/92	MUNICIPAL SEWER	/ /	
REV1	05/06/92	MUNICIPAL SANITARY	/ /	
REV1	05/06/92	MUNICIPAL FIRE	05/11/92	APPROVED
REV1	05/06/92	PLANNING BOARD ENGINEER	/ /	

May 13, 1992

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GIACCO SUBDIVISION (92-8) JACKSON AVENUE

MR. PETRO: We were out on a site visit a few members of the board, I believe Mark and Mike also were on the site.

MR. VAN LEEUWEN: The two of us were out there.

MR. PETRO: Two of us, Mark and Mike also went.

Mr. Zoutas came before the Board representing this proposal.

MR. ZOUTAS: I guess main thing we're trying to accomplish is to save sort of the environment, the trees and that sort of thing out there and utilize the existing base of the driveway that's running up to that existing dwelling. So what I had done here is we have approximately 50 feet on one side and 60 feet of proposed area improved to try and utilize the existing 12 to 15 foot wide paved drive and then at the same time, re-paving the whole entrance road to 18 feet and I have the proposed in the shaded area.

MR. VAN LEEUWEN: Jim, you and I discussed this when we were out there. What we suggested is I don't know about the rest of the members I'm only one person, the Chairman and I discussed it, you have a 50 foot wide easement, make the pavement up to the property line and leave the other thing the way it is. Because it would be a shame to take the trees down plus you have quite a slope there, I see you showed turnaround which is good okay.

MR. ZOUTAS: See if I backed up.

MR. PETRO: Quite a bit of slope in the front.

MR. ZOUTAS: If I backed that down any farther it would be.

MR. VAN LEEUWEN: There's no place else to go with it.

MR. ZOUTAS: Where I have it proposed is here, is the

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best situation for the contour.

MR. VAN LEEUWEN: If they have to just let them use that what's there now what do you think?

MR. EDSALL: What they've done is they've reserved the right-of-way that's required in the law for the private road. And they're proposing a T type turnaround as far as pavement in lieu of a cul-de-sac type turnaround. If that's acceptable to the board, I think it suits the need for a two lot minor subdivision with a private road.

MR. LANDER: Has the fire department seen this?

MR. PETRO: I can tell you.

MR. EDSALL: Yes, they approved it on 11 May 1992.

MR. LANDER: And they have no problem with the T arrangement instead of the cul-de-sac?

MR. EDSALL: I would assume so. They've reviewed the plan dated by the Town May 5th, so it's the same plan and they found the subdivision acceptable.

MR. PETRO: That's what I have here.

MR. VAN LEEUWEN: Ronny, there's not a hell of a lot you can do with this and it's quite a big piece of land, it's nice landscaping. You have to go take a look, changes your whole opinion of the whole property.

MR. LANDER: As long as the fire department has seen this plan.

MR. EDSALL: They have.

MR. LANDER: If they have no problem, I don't see any problem.

MR. PETRO: 5/11/92, two days ago.

MR. VAN LEEUWEN: What the Chairman and I suggested was

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just to come up to the, where they're going to have the driveway, pave that up to the 18 feet but if they want to go beyond I have no problem, that's up to them. But really the existing driveway is going to be only one house, only one thing I would say is to put on the plan is no further subdivision for two houses, that's fine. You can't get three in there its an impossibility but it's beautiful up in there, very, very nice. It's well maintained, but to go ahead and put a different circle and everything else you create another long driveway. It would be very foolish. You do more harm than good.

MR. LANDER: I have no problem with that.

MR. PETRO: Any other member have anything to add to this? I don't see anything wrong with it. Matter of fact, I like it.

MR. VAN LEEUWEN: I make a motion for negative dec.

MR. SCHIEFER: I'll second it.

MR. PETRO: Motion for negative dec made and seconded. Is there any discussion? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: Mr. Chairman, I'll make a motion to approve this, okay, subject that the note is added to the map stating there be no further subdivision, I'll make a motion to approve.

MR. SCHIEFER: Does the applicant have any problem with that?

MR. ZOUTAS: None at all.

MR. SCHIEFER: I just want to make sure.

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MR. PETRO: We have a motion made.

MR. SCHIEFER: I'll second it.

MR. PETRO: We have a made motion and seconded that the plan be approved as long as the wording is put on the plan that no further subdivision is to take place now or in the future.

MR. VAN LEEUWEN: The reason for that is somebody else come in and buy it and say we'd like to have a lot in here.

MR. PETRO: Any further discussion? Any member have anything to add? Roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE

GIACCO SUBDIVISION (92-8) JACKSON AVENUE

Mr. George Zoutis came before the Board representing this proposal.

MR. ZOUTIS: My name is George Zoutis, a land surveyor in Newburgh. I represent John and Josephine Giacco on a minor subdivision off of Jackson Avenue. What they have is a parcel of approximately four acres and they want to take, as you can see, lot 2 off and deed it over to their son so he can build a house.

MR. VAN LEEUWEN: This is the one where we said you could shorten it up the road.

MR. ZOUTIS: If I do shorten it up --

MR. VAN LEEUWEN: The problem was that the proposed road would cost her a lot of money but by the time she got down to giving the lot away, putting the road in, it's costing her money. Can't you move the cul-de-sac back further?

MR. ZOUTIS: We can move it down to the opening of the 50 foot where it breaks open, would that satisfy the front yard requirements?

MR. VAN LEEUWEN: Sure, it would.

MR. BABCOCK: You can measure on the radius for your front yard road frontage.

MR. EDSALL: You'd need 70 feet of frontage so you'd have to have the cul-de-sac, if the whole cul-de-sac is past the boundary on lot 2, you'd have at least 100 feet.

MR. BABCOCK: You need 70 for each lot, make this cul-de-sac --

MR. VAN LEEUWEN: If you took the cul-de-sac and moved it all the way up that would save her a lot of money.

MR. ZOUTIS: Could I, know what they were attempting to do to be honest with you, they asked me to come before you, they have that existing 12 to 15 foot wide paved driveway that runs up through there, it's really a

pretty sight with tulip trees and oak trees and they didn't want to go through and start cutting the large trees down. In fact, in the middle of the loop that's existing it's all wooded, it's a really nice sight. And they were thinking about trying to work with the existing entrance road that they have going up through there for both lots. If there is way we can do that.

MR. SCHIEFER: The road is not wide enough then.

MR. ZOUTIS: How wide would the road have to be? I know it doesn't conform.

MR. EDSALL: If it's 15 foot wide, you'd have to add another 3 foot on at least, I believe it's 18 foot.

MR. VAN LEEUWEN: It's already blacktopped.

MR. PETRO: The whole loop?

MR. ZOUTIS: Yes, from Jackson Avenue all the way around.

MR. SCHIEFER: Three feet widening would do it.

MR. EDSALL: That is my recollection, is that it is 18 foot wide.

MR. VAN LEEUWEN: I suggest we take a look at this. Why don't we take a look at this, okay, if we go take a look at it, we'll come up with a better idea as to how to do this.

MR. ZOUTIS: When you get up there, you'll see what I'm saying, it's a shame to take a 100 foot swath and make a big cul-de-sac of asphalt up through there; so, and since it's only going to be two homes, her son is going to live there.

MR. VAN LEEUWEN: I think if we go take a look out it --

MR. ZOUTIS: We can work out in a deed with that over the --

MR. VAN LEEUWEN: You have to have the proper setbacks and all that in deeds.

MR. ZOUTIS: What I'm saying for the rights for lot #2 to go to use that as a turn around, if that's what I guess the purpose is for emergency vehicles to be able to maneuver.

MR. VAN LEEUWEN: Emergency vehicles, that's town law, we can't break our own laws.

MR. ZOUTIS: That's the purpose that's what we're trying to accommodate.

MR. VAN LEEUWEN: That's why I suggested to move the cul-de-sac down here, be a heck of a lot easier for her.

MR. ZOUTIS: She's right here.

MR. VAN LEEUWEN: That's what you can I were supposed to discuss on the phone.

MR. ZOUTIS: I discussed it and they said yes but they still were asking me to come before you and suggest that.

MR. SCHIEFER: We'll take a look at it.

MR. PETRO: Let's get Mark's finding.

MR. EDSALL: What you need per the private road law is 18 foot finished pavement which is actually what's required as oil and chip minimum on top of 12 inch of base with 3 foot compacted shoulders on each side of the road.

MR. ZOUTIS: Is that the same as the driveway for the Town of New Windsor or that's what they require if the driveway --

MR. EDSALL: No, this is a private road for the private road portion you'd need 18 foot wide oil and chip finished surface and then as similar compacted base material for additional 3 feet to each side as a shoulder.

MR. VAN LEEUWEN: They already have blacktopped drive going all the way up.

MR. EDSALL: So, they'd have to add some blacktop onto

the sides.

MR. PETRO: Mark, this whole thing would be considered private road, none of it will be driveway. If you're going to make the loop, it all has to be private road, is that correct?

MR. EDSALL: It looks as if the entrance drive could be very easily just add a couple feet onto the side and stabilize the shoulder. As far as the wooded area that's the loop and that's the part you're not asking to be a private road so that can stay as it is.

MR. VAN LEEUWEN: Move the cul-de-sac forward until it hits the loop.

MR. PETRO: We don't need a cul-de-sac.

MR. EDSALL: You have to have a cul-de-sac, you have to have 18 foot private road that's finished with 3 foot shoulders and gentlemen, I remind you that is the law we are stuck with and the Zoning Board has told us it's not waiveable so what we have to do is, Hank's idea of moving the road down solves the majority of the problems because it means that the impact is limited to the entrance and the other areas can stay as they are.

MR. PETRO: Instead of the cul-de-sac, make that loop the cul-de-sac and make it all, let him add 3 feet to the whole thing then the loop becomes the cul-de-sac.

MR. SCHIEFER: Now you'd have to expand the whole thing 18 feet plus 3 feet now you have 24 feet wide.

MR. VAN LEEUWEN: We should really look at it and get --

MR. PETRO: Follow my point what I'm trying to say.

MR. VAN LEEUWEN: I agree with you but that would be expensive for them.

MR. PETRO: I don't think it would be much more than making the cul-de-sac. They are already going to add most it anyway.

MR. BABCOCK: When you go into the text of the definition of a private road and it tells you the

distances and so on, it tells you that it must end in a cul-de-sac and it tells you the dimensions of it so it's definitely deviating from what --

MR. EDSALL: The other problem is that the existing dwelling one meets the setback requirements from the private road.

MR. ZOUTIS: We can move one portion of it.

MR. PETRO: Sounds like we have to many problems to overcome.

MR. VAN LEEUWEN: Cul-de-sacs have to 120 feet?

MR. EDSALL: The right-of-way does. It's set up with the idea in mind that if it wanted to be converted in the future to a town road, there would be the sufficient land. The finished surface has to be 100 feet which is quite large. I'm not sure you couldn't do that with just a circular loop and keep and area with trees in the middle. I don't know if that's allowed or not.

MR. SCHIEFER: My only concern is meeting the town law beyond that I have no objection.

MR. PETRO: Bottom line is going to be probably the private road coming in just be wider to meet the specs of that without -- but you're still going to need the cul-de-sac problem up front of it. But, the loop can remain there as a private driveway and not be touched.

MR. ZOUTIS: It goes back to Hank's original suggestion of sliding the cul-de-sac back and building this.

MR. SCHIEFER: Saving yourself some money, leave the rest the way it is.

MR. EDSALL: I'm going to give the surveyor a copy of the comments so they can get some of the items resolved.

MR. PETRO: Did we hit everything on there about the wells, on the map you're going to have to show the distances from the sanitary system on #2.

MR. ZOUTIS: Yes, sir.

MR. PETRO: I'd like to see some of these cleared up.

MR. ZOUTIS: I must have misplaced my notes.

MR. VAN LEEUWEN: I make a motion to declare ourselves lead agency.

MR. DUBALDI: I'll second it.

MR. PETRO: Motion before the New Windsor Planning Board on the Giacco Minor Subdivision to take lead agency. Any further discussion?

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye
Mr. Petro	Aye

MR. VAN LEEUWEN: I make a motion to waive the public hearing.

MR. SCHIEFER: I'll second it.

MR. PETRO: Motion to waive the public hearing on the Giacco Minor Subdivision made by Mr. VanLeeuwen and seconded. Any discussion?

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Schiefer	Aye
Mr. Dubaldi	Aye
Mr. Petro	Aye

MR. PETRO: That's as far as we can go tonight. I'm going to put you on the site visit and we'll be out there.

MR. ZOUTIS: Thank you very much.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

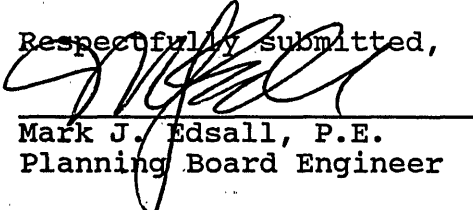
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: GIACCO MINOR SUBDIVISION
PROJECT LOCATION: SOUTH JACKSON AVENUE
SECTION 32-BLOCK 2-LOT 73
PROJECT NUMBER: 92-8
DATE: 13 MAY 1992
DESCRIPTION: THE APPLICANT HAS SUBMITTED A PLAN FOR A TWO (2)
LOT MINOR SUBDIVISION OF AN EXISTING 3.7 +/- ACRE
PARCEL ON THE EAST SIDE OF JACKSON AVENUE. THE
PLAN WAS PREVIOUSLY REVIEWED AT THE
26 FEBRUARY 1992 PLANNING BOARD MEETING.

1. I have received the latest subdivision plan, revised pursuant to my previous comments. The minor subdivision appears acceptable, relative to the requirements of the R-1 Zoning District. The final plan submitted should include a title block with stamp and signature, from the licensed surveyor preparing the subdivision plan.
2. I have not received a re-submittal for the sanitary disposal system plan prepared by Vincent Soukup. As such, I am unaware if the previous comments regarding same have been addressed.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:GIACCO.mk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

SITE VISIT # 2 AND # 4

5-20-92

7:00 PM AT TOWN HALL

McGoey, Hauser & E
Consulting Engineers,

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, MAY 13, 1992 - 7:30 P.M.

TENTATIVE AGENDA

Call to Order

Roll Call

Approval of Minutes Dated: 4/8/92 APPROVED

T-0489002756

TRAVELERS EXPRESS

APPROVED a. Simpson Mobile Home Park Annual Review

200⁰⁰/₁₀₀

APPROVED b. Mason Mobile Home Park Annual Review

200⁰⁰/₁₀₀ CK # 470

EG. DEC. APPROVED 1. Giacco Subdivision (92-8) Jackson Ave. (Zoutas)

TO RETURN SITE VISIT

2. Park View Holding Subdivision (92-9) Beattie Rd.
(Grevas & Hildreth)

LEAD AGENCY
NEG. DEC.

NEW PLANS

SUBJECT TO MARK

4IVE P/H - APPROVED 3. Van Leeuwen, Henry Subdivision (92-20) Beattie Rd.
(Grevas & Hildreth)

Site Visit - New Plans

MUST RETURN TO U.S.

Mans, Casey Site Plan (92-11) Rt. 207 (Kennedy)

Correspondence

Discussion:

5. Mobil Oil Site Plan (Additive Storage Tanks)
(Foreman) TO RETURN

Adjournment

6. EXTREMES RESTAURANT - RT 207 (WEINBRENNER)
NEED NOTE OR PLAN
(APPROVED)

(NEXT MEETING - MAY 27, 1992)

Date March 8, 1992

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 359 Moores Hill Rd DR.

New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
2/26/92		Planning Board Meeting	75 00	
		Miscellaneous Pages - 2 pgs	9 00	
2/1/92		Blooming Grove - 5 pgs	22 50	
2-4		Pena - 8 pgs	36 00	
2-7		Argento - 8 pgs	36 00	
2-8		Coraco - 6 pgs	27 00	
		Blossom Heights - 2 pgs	9 00	
2-13		Mobil Oil - 3 pgs	13 50	

November 13, 1991

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GIACCO, JOSEPHINE SUBDIVISION - JACKSON AVENUE

Josephine Giacco came before the Board representing this proposal.

MRS. GIACCO: I think it was discussed before if you'd like to see a map.

MR. PETRO: You have nothing on this?

MR. EDSALL: I just got some worksheets from the work session.

MRS. GIACCO: We own a almost three and a half almost four acres of land which we have our house built on, it's setback from the road. We have a private driveway leading to our house. We are 500 feet from the main Jackson Avenue and what we'd like to do is my son is a fireman in Newburgh and on his salary he cannot afford to build a house so we want to build onto the property onto the south side of Jackson Avenue. It's marked.

MR. VAN LEEUWEN: Is that lot 2?

MR. GIACCO: It's proposed one.

MR. LANDER: Whereabouts is it located?

MR. GIACCO: Two tenths of a mile south of 207, it's across from Vesley's old house, opposite we're up on a hill.

MR. VAN LEEUWEN: Who drew this plan for you?

MRS. GIACCO: George Soutas (phonetic) and there was another engineer, it's not stamped because we haven't presented it.

MR. SCHIEFER: This is just a discussion, we aren't going to approve this right now anyway. I think we are being told what she wants to do --

MR. PETRO: Tell me you want to build a home here?

MRS. GIACCO: We'd like to build a home where it is proposed.

MR. PETRO: Three-bedroom dwelling?

MRS. GIACCO: Right.

MR. SCHIEFER: That means two lot subdivision.

MRS. GIACCO: Right.

MR. VAN LEEUWEN: It's no big deal.

MR. SCHIEFER: Without seeing the dimensions, if they meet all the requirements.

MR. VAN LEEUWEN: It's over one acre.

MR. EDSALL: 43,560, no water, no sewer. One of the questions I think we had, she was in at the work session on June 4th and Mr. Soutas was in October 15th because they are going to be sharing access to the south Jackson Avenue. One of the items I believe they are confused on is that they believed it would be a shared driveway because more than one person would be using it for access. It has to be a private road under the town law so it can't just be a shared driveway. It has to be a private road which has specific instructions, requirements.

MRS. GIACCO: Then I have a question. The property next to us which is south of us we have a private road, a driveway leading to four house built back there. They share the same driveway and they were not required to build a road.

MR. VAN LEEUWEN: How many years?

MRS. GIACCO: Within the last ten years.

MR. EDSALL: Private road laws is probably three, four years old so they possibly were in before the law was created.

MR. VAN LEEUWEN: We don't have to much choice in that area.

MRS. GIACCO: Because, the cost would be prohibitive.

MR. VAN LEEUWEN: I know, I do things like that myself, I know.

MR. EDSALL: It doesn't need to be a town road.

MR. VAN LEEUWEN: One thing you could do though you could shorten that road by half, bring the cul-de-sac then you have got half the cost.

MR. EDSALL: The only portion that has to be a private road is the portion you're sharing, that's all. So, you would only have to have the private road for the portion you share. That's it.

MRS. GIACCO: How far does the driveway have to be from the other property line?

MR. VAN LEEUWEN: Doesn't make any difference.

MR. EDSALL: She has to have some type of a turn around, either a cul-de-sac or T-turn around, whatever would fit the land best.

MRS. GIACCO: At that point our road --

MR. BABCOCK: You have to keep in mind that each lot is required a certain amount of road frontage and a certain amount of lot width so that might have to be done in building the road.

MR. VAN LEEUWEN: If they create the cul-de-sac right here, you would put the lot line here so you have all this here is 125 feet here or 70 feet on a cul-de-sac.

MR. BABCOCK: Tell your surveyor you need to build a road as short as possible but meet the criteria.

MR. EDSALL: There's nothing we talked about in the work session above normal. We had it logged in as a two lot minor subdivision. We indicated private road cannot be above 12% slope, town law, we indicated it had to be town road and meet the bulk requirements. You have to call it out as a right-of-way for the proposed private road which they have done already. What you are doing here --

MR. BABCOCK: We're not saying you can't meet it.

MR. EDSALL: Looks like he can do it but he has to get the numbers correct and as he indicated they had to

November 13, 1991

57

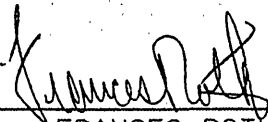
show adjoining wells and septic.

MR. VAN LEEUWEN: Just ask your man to give me a call.

MRS. GIACCO: Okay, thank you.

Being that there was no further business to come before the Board a motion was made to adjourn the meeting by Mr. Lander seconded by Mr. Dubaldi and approved by the Board.

Respectfully submitted;

A handwritten signature in cursive script, appearing to read "Frances Roth", is written over a horizontal line.

FRANCES ROTH
Stenographer

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 11 May 1992

SUBJECT: Giacco; Minor Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-92-08

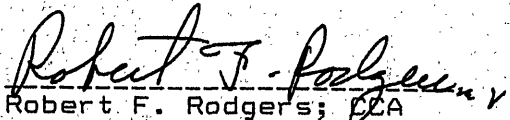
DATED: 5 May 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-029

A review of the above referenced subject minor subdivision plan was conducted on 11 May 1992.

This minor subdivision plan is acceptable.

PLANS DATED: 29 April 1992; Revision 1.


Robert F. Rodgers; C.A.
Fire Inspector

RFR:mr
Att.

✓
CC: M.E.

5-C-92

92-08

MAY - 5 1992

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Vincent C. Soukup for the building or subdivision of
Giaccio _____ has been
reviewed by me and is approved ☒
~~disapproved~~ _____

If disapproved, please list reason _____

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Stan D. D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: M.E.

24-92

92-8

FEB 19 1992

ORIG.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____

as submitted by
Vincent C. Soukup for the building or subdivision of
Giacco

_____ has been
reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

John D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
cc: M.E.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: TOWN FIRE INSPECTOR
DATE: 24 FEBRUARY 1992
SUBJECT: GIACCO MINOR SUBDIVISION

PLANNING BOARD REFERENCE NUMBER: PB-92-008

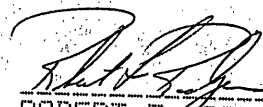
DATED: 19 FEBRUARY 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-011

A REVIEW OF THE ABOVE REFERENCED SUBJECT SUBDIVISION PLAN WAS
CONDUCTED ON 24 FEBRUARY 1992.

THIS SUBDIVISION PLAN IS ACCEPTABLE.

PLAN DATED: 20 AUGUST 1991


ROBERT F. RODGERS; CCA

✓
CC: M.E.

92-8

FEB 19 1992

ORIG

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision Glacis as submitted by
Soukup for the building or subdivision of
_____ has been
reviewed by me and is approved ☒
disapproved _____

If disapproved, please list reason _____

Fred Fays
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

March 3, 1992
DATE

✓
CC: M.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

□ Main Office
445 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
□ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 92-8

WORK SESSION DATE: 15 Oct 1991 APPLICANT RESUB.
REQUIRED: Full App + Plan

REAPPEARANCE AT W/S REQUESTED: not now

PROJECT NAME: Giacca Sub.

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: George Zoutis

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. Rich
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Jackson Ave
2 lot minor sub. P/R slope 12%.
114 35
Min Liv Area 1200 sf
Drivt Cvg 10%
Call P/R - ROW
Lot 1 well
Sub tract ROW for Lot Area
120 - Row cul-de



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
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New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

new

TOWN/VILLAGE OF NEW WINDSOR

P/B # 92-8

WORK SESSION DATE: 4 June 1991

APPLICANT RESUB.
REQUIRED: Yes

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Giaco Minor Sub -

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Steve Giaco

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. Bob
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

*gen'l
discussion
only*

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

off Jackson Ave -
2 lot minor subdiv - exist P/R
all adjoining - well & septic
may need variance - lot area

4MJ91 pbwsform

92-8

92-8

FEB 19 1992

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project _____
2. Name of Applicant Stephen R. Giacco Phone (914) 565-0757
Address APT 211A FORGE HILL RD. New Windsor NY 12553
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record ~~JOHN R. GIACCO~~ JOHN R. GIACCO Phone _____
Address RD 2 BOX 41 JACKSON AVE N.W NY 12553
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GEORGE ZOUTIS PLS Phone 561-7988
Address 103 DUPONT AVE 7316 NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney TBA Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting GEORGE ZOUTIS PLS Phone 561-7988
(Name)
7. Location: On the EAST side of JACKSON AVE
_____ feet _____
(Street) (Direction)
of _____
(Street)
8. Acreage of Parcel 4 9. Zoning District R-1
10. Tax Map Designation: Section 32 Block 2 Lot 73
11. This application is for MINOR SUBDIVISION

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership NONE
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE
SS.:
STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____

(Official Title)
of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

18th day of Feb. 1992

Elizabeth C. Decker
Notary Public

Josephine Gracco
(Owner's Signature)
Josephine Gracco
(Applicant's Signature)

(Title)

ELIZABETH C. DECKER
Notary Public, State of New York
No. 4671677
Qualified in Orange County
Commission Expires November 30, 1992

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>GEORGE ZOUTIS PLS</u>	2. PROJECT NAME <u>MINOR SUBDIVISION FOR GIACCO</u>
3. PROJECT LOCATION: <u>JACKSON AVENUE</u> Municipality <u>NEW WINDSOR</u> County <u>DEAN GE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>2 LOT SUBDIVISION</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>4 ±</u> acres Ultimately <u>4 ±</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>GEORGE ZOUTIS PLS</u>	Date: <u>SEPT 16, 91</u>
Signature: <u>G. Zoutis</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 8 NYCRR, PART 817.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 8 NYCRR, PART 817.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input checked="" type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	<hr/>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr/>	<hr/>
Date	
<hr/>	

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☐ NA Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

*If applicable.

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13. ✓ Name of adjoining owners.
14. NA Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. NA Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. NA Show any existing waterways.
- *25. _____ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. _____ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

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29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ? Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. Indicate percentage and direction of grade.
33. NA Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. NA Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plot for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: *[Signature]*
Licensed Professional

Date: SEP 16, 91

FEB 19 1992

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

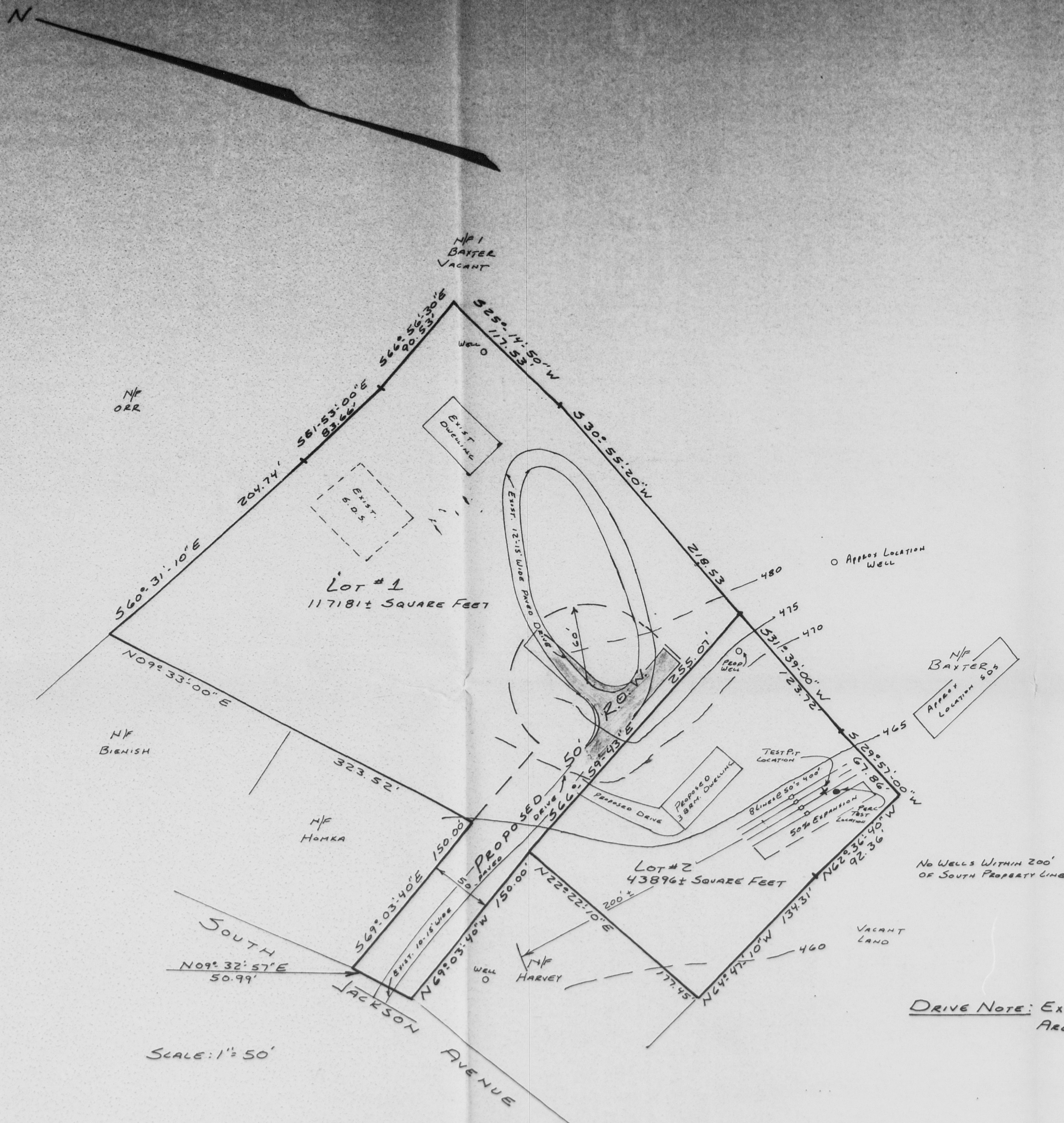
John R. Giacco, deposes and says that he
resides at RD 2 Box 41 Jackson Ave. New Windsor N.Y. 12553
(Owner's Address)
in the County of Orange
and State of New York
and that he is the owner in fee of _____

_____ which is the premises described in the foregoing application and
that he has authorized GEORGE ZOUTIS PLS
to make the foregoing application as described therein.

Date: 6/20/91

* John R. Giacco
(Owner's Signature)
Stephen R. Giacco
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.



- Notes:
- 1) ALL SANITARY SEWAGE DISPOSAL SYSTEMS AND WELL LOCATIONS SHALL BE DESIGNED BY A NYS. LICENSED DESIGN PROFESSIONAL AND SUBMITTED TO THE TOWN OF NEW WINDSOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - 2) THE SANITARY SYSTEM AND WELL LOCATION SHALL BE INSPECTED DURING CONSTRUCTION AND CERTIFIED TO THE TOWN OF NEW WINDSOR AS TO CONFORMANCE TO DESIGN AND LOCATION BY THE DESIGN PROFESSIONAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - 3) PROVISIONS FOR THE MAINTENANCE OF ALL PRIVATE ROADS, ANY PRIVATE DRAINAGE FACILITIES, OR ANY PRIVATE WATER OR SANITARY SEWER FACILITIES SERVING MORE THAN ONE LOT SHALL BE INCORPORATED IN A MAINTENANCE AGREEMENT RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO THE TRANSFER OF ANY LOT. A COPY OF THE AGREEMENT SHALL ALSO BE FILED WITH THE TOWN OF NEW WINDSOR PLANNING BOARD.
 - 4) THERE SHALL BE NO FUTURE SUBDIVISION OF LOT #1 OR LOT #2 SHOWN ON THIS PLAN.



LOCATION PLAN

TEST PIT SOIL LOG 4/25/92

- 0-1' TOPSOIL
- 1-6' SILTY LOAM W/ GRAVEL
- 6-8' SILTY LOAMY CLAY
- NO ROCK
- NO SEEPAGE
- NO GROUNDWATER

ZONING REGULATIONS

R-1 DISTRICT

MINIMUMS:	PROVIDED:
LOT AREA 43560 SF.	LOT 1 117185 SF., LOT 2 43896 SF.
LOT WIDTH 125'	340', 255'
FRONT YARD 45'	130', 55'
SIDE YARD(S) 20/40	50/310, 80'/170
REAR YARD 50'	55', 100'
FRONTAGE 70'	250', 195'
LIVABLE AREA 1200	2400 TO EXCEED
MAX HEIGHT 35'	18' NOT TO EXCEED
MAX DEVELOPMENT COVERAGE 10%	6% 4%

DEED REFERENCE - LIBER 1822, PAGE 170

OWNER/APPLICANT: JOHN R. GIACCO
 802 BOX 41 JACKSON AVE. NEW WINDSOR, N.Y.
 TAX MAP: SECTION 32, BLOCK 2, LOT 73

DRIVE NOTE: EXISTING DRIVE TO BE WIDENED TO 18', SHADED AREA DENOTES OTHER 18' WIDE IMPROVEMENTS.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE PROPOSED SEWERAGE AND WATER FACILITIES FOR EACH LOT ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS PROMULGATED BY THE NEW YORK STATE DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS, AND FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.

THE ACTUAL INSTALLATION OF SUCH SEWERAGE AND WATER FACILITIES SHALL BE IN ACCORDANCE WITH THE DESIGN AND AT THE LOCATION AS SO CERTIFIED ON THIS SUBDIVISION PLAN, AND ANY REVISIONS THEREOF MUST BE APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH PRIOR TO THEIR INSTALLATION.

Vincent L. Sauter PE 6/15/92
 #44900

I HEREBY CERTIFY TO THE TOWN OF NEW WINDSOR THAT THE INFORMATION SHOWN HEREIN IS TRUE AND CORRECT AS STATED. SAID INFORMATION WAS TAKEN FROM AN ACTUAL FIELD SURVEY COMPLETED BY ME APRIL 1, 1992.

George J. [Signature]

SUB DIVISION APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON JUN 23 1992
 BY Ronald Lander
 RONALD LANDER
 SECRETARY

SEPTIC DESIGN CERTIFIED TO TOWN OF NEW WINDSOR TO BE FULLY IN ACCORDANCE WITH THE N.Y.S. PUBLIC HEALTH LAW.

Vincent L. Sauter PE 6/15/92

PROPOSED MINOR SUBDIVISION FOR

GIACCO

SOUTH JACKSON AVENUE ORANGE COUNTY
 TOWN OF NEW WINDSOR NEW YORK

REVISED JUNE 15, 1992
 REVISED MAY 20, 1992

142 AUG 20, 1991 REVISED APRIL 29, 1992

SEPARATION DISTANCES FROM WASTEWATER SOURCES

WASTEWATER SOURCE	WELL OR SUMP (MIN.)	TO STREAM, LAKE OR WATER COURSE (FT.)	OWELLING	PROPERTY LINE
HOUSE SUMP (WATER TIGHT JOINTS)	25' IF ONLY 100'	25'	10'	10'
SEPTIC TANK	50'	50'	10'	10'
PERMIT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'
ABSORPTION FIELD	100'	100'	20'	10'
DRY W.C. (WATER SENSITIVE ONLY)	100'	100'	20'	10'
DRY W.C. (ROOF AND FOOTING)	50'	20'	20'	10'
FULL OR BUILT-UP SYSTEM	100'	100'	20'	10'
MANHOLES/SEWER ABSORPTION SYSTEM	100'	50'	20'	10'
SANITARY PROPERTY	100'	50'	20'	10'
PRIVATE WATER TIGHT VAULT	50'	50'	20'	10'

SANITARY REQUIREMENT CHART

BLOCK & LOT NO.	PERG. RATE	TRENCH MIN. WIDTH (MIN.)	LENGTH OF FIELD REQUIRED (MIN. FT.)	NOTES
			3.0H, 4.0H, 5.0H	
0-0-0	24	24	24	
1-1-1	24	24	24	
2-2-2	24	24	24	
3-3-3	24	24	24	
4-4-4	24	24	24	
5-5-5	24	24	24	
6-6-6	24	24	24	
7-7-7	24	24	24	
8-8-8	24	24	24	
9-9-9	24	24	24	
10-10-10	24	24	24	
11-11-11	24	24	24	
12-12-12	24	24	24	
13-13-13	24	24	24	
14-14-14	24	24	24	
15-15-15	24	24	24	
16-16-16	24	24	24	
17-17-17	24	24	24	
18-18-18	24	24	24	
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